

Introduction

The City of Haysville invites developers/contractors to submit written proposals to develop all or a portion of an approximate 4.7 acre parcel of property owned by the City of Haysville within the city limits. The City of Haysville is interested in obtaining development proposals for all or a portion of this property that will provide a needed service and/or industry to the community, increase the City's tax base, and provide employment opportunities for area residents.

Background

Detailed property description, maps, reports and other relevant data is provided in the attached land addendum. All utilities are available at the site. The parcel is the last tract of developable land adjacent to the Haysville Industrial Park.

Preferred Property Use

The City of Haysville has not identified a specific use or uses for this site and is open to consider all valid proposals, including mixed-use development plans for a portion or entire site. In the past, discussion of potential land use has included mixed industrial and commercial uses such as partial retail development. Heavy industrial activities have not typically been discussed due to the current zoning of the given area, but valid industrial proposals will be considered. The City will consider proposals for any uses proposed on all or a portion of the property.

Property Location

The property consists of one un-subdivided parcel of approximately 4.7 acres. The parcel is owned by the City of Haysville and is located at 7310 S Broadway, or 1/4 mile south of the intersection of Broadway/HWY 81 and Grand/71st. A map showing the location of the parcel of property is included along with additional property information and reports as attachments.

Property Zoning

The 4.7 acre parcel of property is zoned light industrial, which allows all lower zoning classifications including retail and commercial. Any approval of proposals for heavy industrial would require a zone change as part of approval.

Required Proposal Elements

The proposal must at a minimum address the following items:

1. Proposed developer name, address, contact information and key personnel in the proposed project.
2. Previous experience and qualifications
3. Summary overview of the proposal, the outcomes, and the short term and long term benefits to the community.

4. Proposed purchase price, including terms and conditions for all or portion of the property of interest.
5. Intended uses
6. Project and financial references of at least three of the projects identified above.
7. Detailed action plan
 - a. Construction Cost Estimate
 - b. Time line
 - c. Site preparation and utility development
 - d. Site plan, including access to and throughout the site
 - e. Parking plan
 - f. Benefit/impact to community, including revenue from future taxes, estimate of total new jobs created, long term and short term.
 - g. Describe any proposed phases and the basis or time line for implementing subsequent phases.
8. Any proposed incentives or assistance that the developer would be seeking from the City of Haysville as part of the development. Please specify type, duration, and yearly amount of incentive or assistance proposed as part of the development.
9. A draft of development agreement between the City of Haysville and the developer.

Evaluation and Selection Process

Proposals will be screened and the top candidates will be selected by the City of Haysville BEST Committee. The City of Haysville may interview the candidates recommended by the committee. The selection will be based on a combination of the criteria included in the Required Proposal Elements section of this proposal. Top candidates may be requested to make a public presentation to the community.

Tentative Selection Schedule

- * Request for proposals distributed March 17, 2014
- * Proposals due by 5:00 pm. May 2, 2014
- * Proposals reviewed through May 9, 2014
- * Recommendations brought by Mid May 2014
- * Interviews, if conducted, May 19- June 2, 2014.
- * City of Haysville considers final proposal June 23, 2014

(timeline is subject to change depending on responses)

Submittal Requirements

Developers/contractors interested in submitting a proposal to acquire and develop this site shall submit a response to the proposal by 5:00 pm, central standard time on Friday, April 25, 2014.

The proposals may be delivered electronically to the Economic Development Director for the City of Haysville(contact information listed below) with "Haysville Land Development Proposal" listed in the subject line. It would still be helpful to submit at least one hard copy along with the electronic copy for proper formatting and print effects. If the electronic version is in by the deadline date, the hard copy can arrive within a week of the closure.

Proposals may also be delivered by mail or in person to the address below. If mailed, please mail one hard copy and one digital version, in a sealed envelope bearing the caption on the envelope, "Haysville Land Development Proposal". The envelope should be delivered to:

James Oltman
Economic Development Director
City of Haysville
200 W. Grand
P.O. Box 404
Haysville, KS 67060
316-529-5900 joltman@haysville-ks.com

Additional Submittal Information

The City of Haysville will not reimburse for any expenses incurred in preparing and submitting a proposal, or for attendance at any interviews or meetings. If you should have questions regarding the land and/or request, please put them in writing and email to joltman@haysville-ks.com. Staff will respond to them in writing as quickly as possible.

The City of Haysville reserves the right to reject all proposals, to request additional information concerning a proposal for purposes of clarification, to accept or negotiate any modification to any proposal following the deadline for the receipt of all proposals, and to waive any irregularities if such would serve the best interest of the City of Haysville as determined by the City of Haysville.

Transfer of the parcel will be in accordance with the terms of the proposal, and in a manner designed to protect the City's interest in the successful outcome of the project. To obtain a clear title to the parcel, the proposal(s) selected by the City will be subject to meeting certain project benchmarks specific to such proposal(s).

Contact Information

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